

**MINUTES
COLUMBUS PLAN COMMISSION MEETING
SEPTEMBER 7TH, 2005 AT 4:00 P.M.
CITY COUNCIL CHAMBERS, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA**

Members Present: Dave Fisher (President), Jack Heaton, Joan Tupin Crites, John Hatter, Pat Zeigler, Rick Colglazier, Tom King, Dave Bonnell, Steve Ruble, Mark Gerstle, Tom Finke (County Plan Commission Liaison).

Members Absent: Rob Kittle.

Staff Present: Jeff Bergman, Heather Pope, Sondra Bohn, Laura Thayer, Thom Weintraut, and Alan Whitted (Deputy City Attorney).

CONSENT AGENDA

Minutes of the August 3rd and August 8th 2005 meetings.

Motion: Mr. Colglazier made a motion to approve the minutes. Ms. Tupin-Crites seconded the motion and it carried unanimously by voice vote.

OLD BUSINESS REQUIRING COMMISSION ACTION

None

NEW BUSINESS REQUIRING COMMISSION ACTION

Mr. Fisher read a request from Mr. Jeff Rocker asking for a continuance for case number PUD-F-09-07 Columbus Crossing Shops to the October, 2005 meeting. Motion: Ms. Zeigler made a motion to grant the request for a continuance. Mr. Bonnell seconded the motion and it carried with a vote of 10-0.

Mr. Fisher read a request from Mr. Mark Daugherty asking for a continuance for case number SU-05-15 Parkside Baptist Church to the October, 2005 meeting. Motion: Mr. Heaton made a motion to approve this request for a continuance. Mr. Bonnell seconded the motion and it carried with a vote of 10-0.

PP-05-02: HORIZON'S WEST MAJOR SUBDIVISION – is a request by West Lake Hills Development, LLC to create 38 lots and 1 block totaling 10.61 acres. The property is located at the southwest corner of the intersection of Tipton Lakes Boulevard and Goeller Road, in the City of Columbus.

Mr. Weintraut presented the staff report on this request.

Mr. Orwic Johnson with Columbus Surveying and Engineering, and Don Michaels with Tipton Lakes Company represented the petitioner.

Mr. Johnson stated the issue of sidewalks along Goeller Road had been resolved four months ago when a waiver was requested at that time and received approval from the Plan Commission. Mr. Bergman stated this was a new subdivision and the waiver would need to be addressed again with this request. Mr. Johnson stated that constructing the sidewalk would create an unsafe situation. He stated that there was no easement on the adjoining County property for sidewalks.

Mr. Johnson stated that the petitioner continued to seek the waiver of sidewalks along Goeller Road with this request. He stated it was for the safety of the citizens of Tipton Lakes. Mr. Michaels stated that within the thirty-four neighborhoods that Tipton Lakes has developed, four of them have connecting links between them. He stated that it allowed better access to the two public parks. Mr. Michael stated that the appropriate time to install sidewalks would have been when Goeller Road was closed for repairs in 2004. He stated they would be willing to plat an easement for future use, but would not be willing to put up a financial guarantee.

Mr. Ruble asked if any kind of site distance calculations had been done at the sidewalk location. Mr. Johnson stated the only observation was the conditions of Goeller Road before and after the improvements. Mr. Johnson indicated that he had not completed a measurement or calculations. Mr. Ruble stated he had gone to the site and taken some measurements and calculations. He stated that at the west end of the property where the sidewalk would terminate the vehicle stopping site distance criteria is met for the 45 mph speed limit Goeller Road.

Ms. Zeigler expressed concern about a sidewalk being installed at this site. She stated it was her opinion that it would be an unsafe decision because of the speed traveled on Goeller Road. Mr. Ruble indicated that the vehicle stopping site distance criteria was also met for speeds of 55 mph.

Mr. Bergman stated he was in agreement with Mr. Ruble. He stated that while the perception is that this is an unsafe area for sidewalks, the facts indicate otherwise. He stated that this subdivision is in the middle of other residential developments. He stated that people are now jogging and bicycling and will continue to do so whether the sidewalk is installed. He stated that pedestrians would have the benefit of using a sidewalk instead of the street, which would create a more safe condition. Mr. Bergman stated that the Comprehensive Plan and the Subdivision Control Ordinance support sidewalks with new development.

Mr. King asked why this waiver was being requested again if it had already been approved. Mr. Bergman stated that this request is considered a new subdivision.

Mr. Colgaizer asked why the sidewalk was not considered at the time improvements were made on Goeller Road. Mr. Ruble stated that there was a vehicle safety issues addressed by these improvements. He indicated that a complete reconstruction of the road, including sidewalks, would have taken much more time. He stated that the County had approached the City of Columbus to help the project with a financial

commitment. Mr. Ruble stated in order to move the project forward the City agreed to the financial commitment and to take care of some of the vehicle safety concerns on Goeller Road rather than delay the project.

Mr. Fisher opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Fisher closed the meeting to the public.

Mr. Heaton spoke in favor of installing sidewalks at this site.

Mr. Bonnell stated that the sidewalk would give pedestrians somewhere to walk instead of the street.

Mr. Fisher stated that the sidewalks should not be installed at the site. He stated that when a sidewalk is installed with future development pedestrians would be encouraged to use the north side of Goeller Road. Ms. Tupin-Crites stated she agreed with Mr. Fisher.

Mr. Bergman stated that the subdivision does not comply with the Subdivision Control Ordinance but because of the waiver request staff would recommend approval with the following: (1) the waiver for double frontage lots along Tipton Lakes Boulevard and Goeller Road with a continuous landscape screen, (2) the waiver for the radius of curvature and tangent length to be less than minimum standards (3) the waiver for the requirement of mid-block sidewalk where block length exceeds 900 feet. Mr. Bergman recommended that the Plan Commission deny the waiver of the requirements of sidewalks along Goeller Road.

Motion: Mr. Ruble made a motion to approve this request with the following: (1) the waiver for double frontage lots along Tipton Lakes Boulevard and Goeller Road with a continuous landscape screen, (2) the waiver for the radius of curvature and tangent length to be less than minimum standards, (3) the waiver for the requirement of mid-block sidewalk where block length exceeds 900 feet, and (4) denial of the waiver of the requirement of sidewalks along Goeller Road. Mr. Heaton seconded the motion and it failed with a vote of 2-8 with Mr. Fisher, Mr. Bonnell, Mr. Gerstle, Mr. Hatter, Mr. King, Ms. Zeigler, Mr. Colglazier and Ms. Tupin-Crites being the nay votes.

Motion: Ms. Zeigler made a motion to approve this request and relief from the following: (1) the waiver for double frontage lots along Tipton Lakes Boulevard and Goeller Road with a continuous landscape screen, (2) the waiver for the radius of curvature and tangent length to be less than minimum standards, (3) the waiver for the requirement of mid-block sidewalk where block length exceeds 900 feet, and (4) the waiver of the requirement of sidewalks along Goeller Road at Lot 38. Mr. King seconded the motion and it carried with a vote of 8-2 with Mr. Ruble and Mr. Heaton being the nay vote.

SU-05-16: EAST COLUMBUS INDEPENDENT FIRE DEPARTMENT – is a request by East Columbus Independent Fire Department to rezone a property of 0.97 acres from I-2 (Medium Industrial) to SU-11 (Public Buildings and Uses) in order to

establish a fire department in an existing building. The property is located at 4830 Progress Drive, in the City of Columbus.

Ms. Thayer presented the staff report on this request.

Mr. Mark Daugherty with Daugherty Design Plus and Kevin Green, Chief of the East Columbus Independent Fire Department represented the petitioners.

Mr. Daugherty stated that the petitioner has agreed to meet the landscaping requirements for this site. He stated there is no additional lighting plan as the existing lighting is typical industrial lighting.

Mr. Fisher asked why this location was chosen. Mr. Green stated that the ISO rating of a fire department represents its ability to protect its residents. He stated that they were due for a rating review this year. Mr. Green stated the residential area north and west of this site is not adequately protected with the current department. He stated that this station gives them a quicker response time and a better rating from the insurance companies.

Mr. Ruble asked if there was a lighting plan proposed. Mr. Green stated they had no plans but were open to concerns that the Commission may have.

Ms. Zeigler requested that the fence in the back be checked to make sure it was in good condition because of the adjacent residential neighborhood. Ms. Zeigler asked if there was lighting at the station on Repp Drive. Mr. Green stated that there was lighting in the parking lot.

Mr. Fisher opened the meeting to the public.

Mr. Clint Madden spoke in favor of the fire station.

Mr. Rick Agnew expressed concern about a fire station locating in an industrial area.

Mr. Fisher closed the meeting to the public.

Mr. Bergman asked if backing into the site would be necessary. Mr. Green stated that they have tested the entire radius and they can maneuver the truck on site within the allotted space.

Mr. Bergman stated that staff is recommending a favorable recommendation to the City Council, subject to the landscaping conforming to the requirements of the Columbus Zoning Ordinance.

Motion: Ms. Tupin-Crites made a motion to send a favorable recommendation to the City Council and the landscaping shall conform to the requirements of the Columbus Zoning Ordinance for similar properties. Mr. Bonnell seconded the motion and it carried with a vote of 10-0.

DISCUSSION ITEMS

Mr. Bergman stated that an appointment to the Utility Review Committee would need to be made since Mr. DeLap has resigned. Mr. Fisher appointed Mr. Mark Gerstle to fill this position

DIRECTOR'S REPORT

Mr. Bergman stated that the City Council met September 6, 2005 to consider the Kamman annexation. He stated the fiscal plan was adopted. The public hearing was held and there was no one from the public to speak for or against the request.

Mr. Bergman stated that the first session of the Citizens Planning Academy would be held September 8, 2005, at 5:30 p.m. in the City Council Chambers at City Hall.

LIAISON REPORTS

Written reports were received and discussed.

ADJOURNMENT: 5:30 P.M.

David L. Fisher, President

Steven T. Ruble, Secretary